

EXHIBIT C

Community Meeting Public Comments & Response (2/21/2019)

Poulsbo Place Community Meeting: Meeting Minutes

LOCATION: Poulsbo Fire Department

DATE: 2/21/2019

TIME: 6:00-8:00PM

Meetings Topics and Responses:

This summary is meant to capture the general questions voiced during the meeting. The meeting was held as part of the planning process for project approvals. The list is not exhaustive and contains paraphrased summaries of questions asked. Many of the questions and responses are similar in nature to those addressed at the earlier neighborhood meetings.

Q: How many homes are allowed?

A: Current plan proposes 49 new units, 19 less units than allowable under the Poulsbo Place master plan.

Q: How much parking will there be and where will it be located?

A: Parking will be provided on street and in a parking garage under the building. Parking is provided based on zoning code requirements. Total number of on-street parking stalls will increase.

Q: Where will the retail customers park?

A: The goal is to park all retail on the street, like downtown. Any additional required parking will be allotted under the Mixed-Use building in its underground garage. The on-street parking required for retail is 11 spaces.

Q: How many spaces will be provided per residential unit?

A: Parking per unit is 1.5 stall for a 1 bedroom and 2 stalls for 2-3 bedroom.

Q: How tall are the buildings? How is the building height measured?

A: The buildings are 2-story (on uphill side) rising to 3-story on downslope side. Maximum heights vary from 35' upper portion of the site to 30' at lower portion. The building heights are measured from average finished grade to midpoint of gable roof.

Q: Based on how the building heights are measured, can the buildings be taller than 30' from Jensen due to the site's slope?

A: Yes, the actual height on the downhill side will exceed 30' as permitted by code.

Q: Will you be able to see the garages from Jensen?

A: Some of the Multi-family garage on the upper portion of the site will be visible behind the Post Office. The parking garage to the north of the Post Office will also be visible. The

design team will implement strategies to integrate the garage level into the overall façade design such that it doesn't look like a garage. Retail storefront should hide the majority of the Mixed-Use building's garage.

Q: Will the building height block the views of homes across the street along Sunset Way?

A: No view study has been performed at this time. Some views will be affected by new buildings. The proposed design is broken into multiple buildings to create view corridor between buildings.

Q: Will there be a clock tower?

A: The current design plans for a tower feature. (Mtg#3: Concerns were raised about the clock tower blocking some views from residences to the North.)

Q: Will the clock tower block views? How wide is it?

A: The tower is 20' wide. It should not directly affect views and the view corridor should go around it. It is a maximum of 10' higher than the proposed building. A view corridor plan was presented at the meeting which helped illustrate the tower is not aligned with view corridors related to existing streets.

Q: What will be in the retail and how will retail space be sold?

A: It's undecided who will be purchasing the retail space and how many retailers will rent the spaces. The developer will be the landlord unless the retail gets sold as part of a condo or other ownership opportunity.

Q: How will the underground parking be accessed?

A: The proposed points of access to parking include; mixed-use access from Jensen and residential units along Sunset would have access from both Sunset Way and Iverson. Traffic studies will be performed to evaluate impacts of proposed locations on existing traffic flow.

Q: Will the project include a drop off for the child care center?

A: No, the drop off will be on the east side of the street.

Q: Where will the crosswalk to Sundial Park be located? Is it safe at the curve into the road?

A: The traffic calming features including the crosswalk will be evaluated with Poulsbo engineering staff.

Q: Will there be elevators in the project?

A: Yes, all units will have elevator access.

Q: What will the color of the buildings be? Can they match the surrounding community?

A: While the colors have not been selected, there will be multiple colors similar to what is shown on the renderings.

Q: Will the project have its own Home Owners Association?

A: Yes. The units will all be condominiums.

Q: How will garbage and recycling be handled?

A: We have just begun to work with the city on this topic. It will likely be stored under building and have its own enclosure on the exterior to be taken out for trash pick-up.

Q: Where will the HVAC be located and how will it be enclosed? Will it be visible by homes with views above the development?

A: It will likely be located on the roof of the buildings, but its design has to go through rigorous design process before its location is decided. If it's located on the roof it will be screened and behind gable roof facades which should hide the majority of it aesthetically.

Q: What is the current project's timeline?

A: The timeline is not decided and contingent on many factors that have to be resolved before the project will move forward. Currently, the project plan is limited to receiving design approvals through the city planning process.

Q: The area you are adding spaces, it's gravel but people already use that space to park, how will you ensure 10 spaces will be available for commercial?

A: Street parking is public for anyone's use; however, we don't believe placing all the commercial parking under the building will solve the issue. The people trying to reach a commercial space will likely park on the street similar to downtown. We are providing spaces in the building's garage that we expect will be used by retail employees. We are adding 11 spaces to help with the additional on-street parking demand created by the proposed retail.

Q: Can you have access from Sunset for the quadplex units? Can you extend the mixed-use building garage through so the quadplex units have access from Jensen?

A: These access points become infeasible due to grade change of around 10 feet. The cost of extending a ramp to connect the two buildings is likely infeasible as well.